

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Montgomery County Housing Authority

PHA Number: PA012

PHA Fiscal Year Beginning: 01/01

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
*1875 New Hope Street, Norristown, PA 19401
- PHA development management offices
- PHA local offices (Public Housing Office)
*501 E. High Street, Pottstown, PA 19464

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA*
- PHA development management offices
- PHA local offices (Public Housing Office)*
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main administrative office of the PHA*
- PHA development management offices
- Other (list below)
Pottstown Public Housing Office*

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

To stimulate and ensure safe, decent and affordable housing in Montgomery County, PA;
To recognize residents, community and government leadership as our partners;
To expand opportunities for assisted families to locate housing throughout Montgomery County;
To support participants and residents in MCHA programs to become self-sufficient and economically independent including expanded opportunities and support for assisted families to realize the benefits of homeownership or progressively independent housing choices;
To maintain mutual respect and dignity with all residents of Montgomery County;
To assure financial responsibility and integrity by all participants and residents; and
To achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: depending on program need, staff capacity, and willingness of agencies to partner with us, ie. Welfare to-work, assistance to persons with disabilities, etc., approximately 50-100 vouchers

- Reduce public housing vacancies: adequate tracking, coordination

between managers and maintenance and good waiting list management helps MCHA obtain 20 day turnaround average

- Leverage private or other public funds to create additional housing opportunities: MCHA plans to investigate alternate funding through collaboration with other agencies and as a non-profit entity

- Acquire or build units or developments

- Other (list below)

Apply for incremental vouchers, which become available through NOFA

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) MCHA has been a high performer for past several years, hope to be able to obtain same designation with PHAS, staff reorganization will improve accountability
- Improve voucher management: (SEMAP score) MCHA has not received score yet, however, if improvement is needed it will be addressed
- Increase customer satisfaction: one of MCHA's top priorities, promote good resident involvement with planning, policies and procedures, MCHA hopes to receive 10 points through RASS
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) if PHAS or SEMAP scores show a need for improvement, MCHA will concentrate.
- Renovate or modernize public housing units: excellent scores (A) through PHMAP for past several years, preserve renovated units and systems
- Demolish or dispose of obsolete public housing: MCHA has experienced great success with Public Housing 5(h) Homeownership Program, currently have sold 17 obsolete public housing units through Homeownership and three units through disposition
- Provide replacement public housing:
- Provide replacement vouchers: equal to public housing units converted per QHWRA – if we find that conversion is most feasible or feasible option
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: MCHA participates in HUD's Regional Opportunity Program and per Administrative Plan undertakes a myriad of activities for unlimited amount of families to increase housing choices
- Conduct outreach efforts to potential voucher landlords: proactively advertise, hold at least annually informative meetings

- Increase voucher payment standards: for exception rent areas which have been approved by HUD
- Implement voucher homeownership program: requests for Authority to administer demonstration program approved by HUD
- Implement public housing or other homeownership programs: currently experiencing great success with 5(h) Homeownership Program, sold 17 obsolete public housing units (scattered sites, PA-12-8) and 16 through county wide program
- Implement public housing site-based waiting lists: actively researching this option in the future, not this current program year
- Convert public housing to vouchers: actively researching this option in the future, not this current program year
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: use of admission preferences as well as self-sufficiency programs to raise the income limits of current residents will enhance this goal
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: analysis will disclose whether this is required to affect deconcentration
 - Implement public housing security improvements: actively pursuing PHDEP grants for all developments including our primarily elderly/disabled developments, strong screening and tougher eviction policies will ensure housing opportunities are offered to deserving families, MCHA estimates that for every five applicants eligible for the waiting list one applicant will be denied for past negative behavior
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) MCHA analysis indicates a great need for housing for the elderly and plans to pursue designation of some of it's developments
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: one of MCHA's top priorities, also good way to address deconcentration efforts, three resident councils have been awarded TOP Grants and MCHA administers successful Family Self Sufficiency Programs, estimate 50% of households will be employed within five years
- Provide or attract supportive services to improve assistance recipients' employability: through Family Self Sufficiency Programs, Section 8 and Public Housing, implement new partnerships through Public Housing Community Service, 90% of families will be in compliance
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: MCHA has recently been presented with a local and State award for actively promoting elderly workers through the National Caucus for the Black Aged (NCBA). MCHA currently has 32 elderly workers on the program and will continue to support these efforts.
- Other: (list below)
MCHA actively promotes Section 3 requirements through contracting preferences and advertisement

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: MCHA has always and continues to monitor that access to housing is fair to all applicants, MCHA advertises at various service providers, in public newspapers, churches, at each development and main administrative office
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: analysis will disclose whether measures are required
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: MCHA has always and continues to offer accessible units to families who will benefit the most. Procedures are included in lease, ACO Policy and Management Plan
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Actively submit applications for supportive grants to improve current services offered to our Public Housing residents and Section 8 tenants and to implement new and additional services.

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Montgomery County Housing Authority (MCHA) has developed its Agency Plan in cooperation with residents, management, maintenance, local government and other interested parties. Prioritization of Capital Fund items was based on need, while attempting to distribute funds as evenly as possible. This was a predominate concern with many residents and maintenance personnel. The MCHA’s statutory requirements concerning lead based testing and 504 compliance have been completed and the MCHA is in compliance.

The following are points of concern with respect to our management of Public Housing developments: turnaround time, vacancy rate, income loss due to vacancies, extensive crime rate and vandalism, drug and alcohol abuse and resident initiatives. While these remain areas of concern, we have been able to continue to improve conditions to the point that we have received a high performer rating for the past six years. Our administration restructuring has provided a greater degree of accountability through a more direct chain of command. By bringing Maintenance, Management and Modernization under the supervision of one Deputy Executive Director has allowed for better coordination between the three departments.

The most important management improvements we have made in order to preserve the physical improvements are those related to procedures and staff development as well as resident initiatives. Through semi-annual inspections we have been able to identify and correct minor maintenance items which, if unreported, would have become major problems or even emergency situations.

any event, semi-annual inspections have provided a vehicle in which we can avoid escalation of minor maintenance problems, reduce emergency situations and also accelerate unit turnover.

Management staff has been working with resident representatives to develop a set of housekeeping standards. This will allow managers to take action against residents who do not care for their apartments or yards properly.

The newly enacted Quality Housing Work Responsibility Act (QHWRA) has brought many changes to the Public Housing Department. The MCHA has implemented family choice of rent, income exclusions for Welfare to Work incentives, community service requirements, income targeting requirements, and has developed a policy for deconcentration of families with certain income levels.

The quality of both maintenance and management are dependent not only on the employees having a clear set of guidelines describing their jobs, but also on their having the skills to perform the jobs; staff development and training are critical to preserving the work and implementing new policies and procedures. Maintenance, Management and Modernization staff will receive skills training and supervisors will be trained in planning and prioritizing jobs, deploying staff and monitoring production.

As the Section 8 staff moves forward over the next year we face many challenges. We have successfully implemented most of the QHWRA mandates including the merged Certificate/Voucher program, the income targeting requirements, minimum rents and minimum rent exceptions, Family Self-Sufficiency Program size, repeal of the Federal Preferences, application admission review process, repeal of the 90 day hold on leasing tenant based assistance, termination of assisted tenancy for illegal use of controlled substances and alcohol abuse when it is determined by the MCHA to interfere with the health, safety or right to peaceful enjoyment of the premises and other residents and the repeal of the “take-one-take all” pre-existing provisions.

Our plans for our Section 8 Program for the upcoming year include:

Relocation of our offices to effect a more comfortable and spacious work environment, SEMAP reporting which is our first official certificate, implementation of Section 8 Welfare-to-Work Voucher Program for the 50 vouchers we recently learned were awarded to us under this program, updating of our Renters and Owners Handbook to reflect implemented QHWRA mandates and the merger of the Certificate and Voucher Programs, ongoing training and quality control review relative to changes effected and implemented as noted above, implementation of our proposed Section 8 Demonstration Homeownership Program which was authorized by HUD, possible reorganization of the Section 8 Department to achieve generalist status of our re-exam and leasing case managers, submission of application(s) for additional Section 8 Vouchers, (dependent on FY 2,000 NOFAs for this funding) and advertisement and application processing for Project Based Assistance Program. Implementation of new lead-based paint regulations.

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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*Streamlined

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (not applicable per Notice PIH 99-51 (HA))
- (PA012a01)-Attachment A-FY 2001 Capital Fund Program Annual Statement
- (PA012b01)-Attachment B-Resident Advisory Board
- (PA012c01)-Attachment C-Resident Board of Director
- (PA012d01)-Attachment D-Section 8 Homeownership Capacity Statement
- (PA012e01)-Attachment E-Progress Report
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- (PA012f01)-Attachment F-FY 2001 Capital Fund Program 5 Year Action Plan
- (PA012g01)-Attachment G-Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plan)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency (Public Housing is still in process see cover letter)	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Section 3 Policy	Annual Plan: Community Service & Self-Sufficiency
X	Community Service Policy	Annual Plan: Community Service & Self-Sufficiency
X	One Strike and You're Out Policy	Annual Plan: Safety and Crime Prevention
X	Fair Market Rents and Utility Allowances	Annual Plan: Rent Determination
X	Public Housing Lease	Annual Plan: Management and Operations
X	Program Integrity Policy	Annual Plan: Management and Operations
X	Resident Involvement Policy	Annual Plan: Management and Operations
X	MCHA Organizational Chart and Contacts	Annual Plan: Management and Operations
X	List of Members of Advisory Board, Advertisement and Public Meeting Schedules	Annual Plan: Resident and Public Comment
X	List of Public Housing Developments and Income Limits	Annual Plan: Management and Operations

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7,871	4	4	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	7,689	4	4	N/A	N/A	2	N/A
Income >50% but <80% of AMI	14,935	3	3	N/A	N/A	2	N/A
Elderly	11,691	5	4	N/A	N/A	2	N/A
Families with Disabilities	2,233	4	4	N/A	3	2	N/A
Race/Ethnicity							
White/Non Hisp.	26,018	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	3,011	3	3	N/A	N/A	2	N/A
Hispanic	582	4	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Montgomery County 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 1995
- Other housing market study
Indicate year
- Other sources

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	639	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	577	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	873	3	3	N/A	N/A	2	N/A
Elderly	951	4	3	N/A	N/A	2	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	1775	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	251	3	3	N/A	N/A	2	N/A
Hispanic	20	3	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Lower Merion 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	553	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	554	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	882	4	3	N/A	N/A	2	N/A
Elderly	997	5	3	N/A	N/A	2	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	1702	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	199	3	3	N/A	N/A	2	N/A
Hispanic	34	4	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Abington 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,099	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	874	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	1,383	4	3	N/A	N/A	2	N/A
Elderly	925	4	3	N/A	N/A	2	N/A
Families with Disabilities	74*	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	2,066	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	1,050	4	3	N/A	N/A	2	N/A
Hispanic	184	4	3	N/A	N/A	2	N/A

*Source could only provide for families with severe mental illness.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Norristown Borough 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	562	--	35 units
Extremely low income <=30% AMI	343	61%	
Very low income (>30% but <=50% AMI)	194	35%	
Low income (>50% but <80% AMI)	15	03%	
Families with children	281	50%	
Elderly families	151	27%	
Families with Disabilities	81	14%	
White	230	41%	
White/Hispanic	16	03%	
Black	292	52%	
Black/Hispanic	4	01%	
American Indian	1	00%	
Asian	5	01%	

Housing Needs of Families on the Waiting List			
Other	14	02%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	20	04%	7 units
2 BR	173	31%	13 units

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3 BR	107	19%	3 units
4 BR	21	04%	2 unit
5 BR	1	00%	0 unit
Efficiencies	240	43%	10 units
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,022		441
Extremely low income <=30% AMI	1,022	100%	
Very low income (>30% but <=50% AMI)	0	00%	
Low income (>50% but <80% AMI)	0	00%	
Families with children	744	73%	
Elderly families	48	05%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	129	13%	
White	182	18%	
White/Hispanic	74	07%	
Black	765	75%	
Black/Hispanic	1	00%	
American Indian	0	00%	
Asian	0	00%	

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Hispanic American Indian	0	0%	
Other	12	01%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8 months (closed 12/31/99)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available and staffing is available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work (PH only)
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working (PH only)
- Adopt rent policies to support and encourage work (PH only)
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available and staffing is available
- Other: (list below)

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Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available (if community and social service agencies indicate desire to partner with MCHA in this initiative and if staffing is available)
- Affirmatively market to local non-profit agencies that assist families with disabilities (Public Housing only)
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

- Other: conduct section 8 landlord informational briefings

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
 Staffing constraints
 Limited availability of sites for assisted housing
 Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 Influence of the housing market on PHA programs
 Community priorities regarding housing assistance
 Results of consultation with local or state government
 Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

FY2001

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,351,493	
b) Public Housing Capital Fund	1,038,277	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,369,201	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	148,995	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	228,354	Window Replacement
i) HOME		
Other Federal Grants (list below)		

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2. Prior Year Federal Grants (unobligated funds only) (list below)	3,967	Housing Rep Factor 99
	41,261	Housing Rep Factor 00
	296,529	DEP012- 98, 99 & 00
DEV PA26-P012-014	1,819,611	PH Development
PA26-P012-50100	1,038,277	PH Capital Fund 2000
CGP PA26-P012-708	865,765	PH Capital Improvements
3. Public Housing Dwelling Rental Income	1,566,110	PH Operations
4. Other income (list below)		
	15,500	PH Operations
4. Non-federal sources (list below)		
Total resources	18,783,340	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (approx.4 months)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
Centralized Waiting List Office

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More (2-3 Offer Plan)
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused

- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

MCHA attempts to complete one transfer for every four admissions per development for the following reasons: overhoused, underhoused and non emergency medical justification

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction or who can provide evidence they were hired to work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

*MCHA aggregates preferences so that a family with greater points has higher priority

2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

1 Working families and those unable to work because of age or disability

Veterans and veterans' families

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1 Residents who live and/or work in the jurisdiction or who can provide evidence they were hired to work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

MCHA Resident Handbook

One Strike and You're Out Policy

Housekeeping Standards Policy

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing (Not applicable per Notice PIH 99-51 (HA))

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
Violent criminal activity to the extent required by Section 8 regulations and law

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity (if written documentation is in tenant file)

- Other (describe below)
See Chapter 8 of Section 8 Administrative Plan

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

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b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
 Other (list below)
Section 8 sign up cards are available at all Public Housing Developments and
Local social service agencies

Note: This applies only when we have an open waiting list.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

medical emergencies, persons with disabilities, death in family and families searching for 3+ bedroom sized units

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

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Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction or who can provide evidence they were hired to work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Families over or under housed in MCHA Public Housing or Project Based & Mod Rehab units
 - Section 8 Project Based & Mod Rehab families who must or request to move
 - Families that participate in a HUD or local law enforcement agency Witness Protection Program
 - Families in HUD's Welfare to Work Program per NOFA published 3/30/99

2. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

* MCHA aggregates preferences so that a family with greater points has higher priority

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction or can provide evidence they were hired to work in the jurisdiction

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- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Families over or underhoused in MCHA Public Housing or Project Based & Mod Rehab Units
- 1 Section 8 Project Based & Mod Rehab families who must or request to move
- 1 Families that participate in a HUD or local law enforcement agency Witness Protection Program
- 1 Families in HUD's Welfare to Work Program per NOFA published 3/30/99

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)
Notification of waiting list families, i.e. welfare to work families eligible for welfare to work vouchers

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR for Norristown and Pottstown Boroughs only
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
- Other:

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b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families (to achieve deconcentration)
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Other (list below)

Success rates in finding units in higher rent market section of the County

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
Families with zero income

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office

- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A (state name) PA012a01

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (state name) PA012f04

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Norristown Scattered Sites
1b. Development (project) number: PA26P012008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/28/98)</u>
5. Number of units affected: 16
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/28/98 b. Projected end date of activity: approximately 12/28/02

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

- **Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies

- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

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- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8
Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: PA012g01)

14. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

15. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

16. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

17. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

The MCHA advertised the availability of the Plans at the offices located in Norristown and Pottstown. Draft Plans were sent to each local government official in the MCHA's jurisdiction for review. Nobody requested to review the Plans at either office. The Public meeting was held in conjunction with the regular monthly Board of Directors meeting. Residents were present at the meeting. Questions were raised concerning Capital Fund budget items, which were explained in great detail. There were also some concerns of unauthorized persons entering the elderly/disabled developments. Residents were advised that these concerns were being addressed through the Public Housing Drug Elimination Plan. Residents expressed their thanks and appreciation for the services provided by MCHA staff and Board of Directors and were in favor of plan approval. The Plans were approved by the Board of Directors to submit to HUD.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

• Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Montgomery County, Pennsylvania)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
 - To provide residents with economic and self-sufficiency opportunities
 - Modernization and revitalization of Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
- Other: (list below)

1. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Housing and supportive services for low income residents
 - Accessibility and disability services
 - Elderly services
 - First time homebuyer opportunities
 - CDBG funding opportunities
 - Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Norristown Borough)
 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Modernization and revitalization of current Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - First time homebuyer opportunities
 - Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Abington Township)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
- To provide residents with economic and self-sufficiency opportunities
- Modernization and revitalization of Public Housing units
- To provide first time homeownership opportunities for families who would otherwise not be able to afford it.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- Housing and supportive services for low income residents
- Accessibility and disability services
- Elderly services
- First time homebuyer opportunities
- Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Lower Merion Township)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
 - To provide residents with economic and self-sufficiency opportunities
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.

 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Housing and supportive services for low income residents
 - Accessibility and disability services
 - Elderly services
 - First time homebuyer opportunities

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Montgomery County Housing Authority defines substantial deviation or significant amendments or modification to its plan as discretionary changes in procedures or policies that fundamentally change the mission, goals, objectives or plans of the agency including the additions of non-emergency work items that are not included in the current 5-Year Action Plans, and additions of new activities not included in the current PHDEP Plan which require formal approval of the Board of Directors.

The Montgomery County Housing Authority's Five Year Plan for Capital Improvements has been submitted to our Responsible Entity, Montgomery County Housing Services, for environmental review processing during HUD's 75 day review period of this Agency Plan.

Component 7
Capital Fund Program Annual Statement
Parts I, II, and III

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 2 FFY of Grant Approval: (03/2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$207,655.00
3	1408 Management Improvements	\$91,050.00
4	1410 Administration	\$103,828.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$50,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	\$40,000.00
10	1460 Dwelling Structures	\$464,244.00
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	\$52,000.00
13	1475 Nondwelling Equipment	\$29,500.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,038,277.00
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$25,000.00
23	Amount of line 20 Related to Security	\$4,000.00
24	Amount of line 20 Related to Energy Conservation Measures	\$236,244.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA-12-2 BRIGHT HOPE ESTATES	SITE IMPROVEMENT	1450	\$15,000.00
	REPLACE FENCING	1470	\$4,000.00
	REPLACE SIDEWALKS	1450	\$3,000.00
	REPLACE AND INSTALL HOT WATER HEATERS	1460	\$20,000.00
	STUCCO MAINTENANCE SHOP SUBTOTAL	1470	\$15,000.00 \$57,000.00
PA-12-3 BRIGHT HOPE MANOR	UPGRADE LAUNDRY FACILITIES	1470	\$15,000.00
	REPLACE SIDEWALKS SUBTOTAL	1450	\$7,000.00 \$22,000.00
PA-12-4 NORTH HILLS MANOR	MASONRY TRASH STORAGE AREAS	1470	\$15,000.00
	RESURFACE AND PAINT BASKETBALL COURT	1470	\$3,000.00
	UNDERGROUND HOT & DOMESTIC WATER LINES	1460	\$31,244.00
	INSTALL MARVEL FITTINGS ON KITCHEN AND BATH LINES	1460	\$13,000.00
	MODERNIZE BATHROOM VANITIES SUBTOTAL	1460	\$15,000.00 \$77,244.00

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Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA-12-5 CREST MANOR	REPLACE SIDEWALKS	1450	\$15,000.00
	REPLACE VINYL TILE FLOORS	1460	\$30,000.00
	REPLACE INTERIOR DOORS	1460	\$15,000.00
	SUBTOTAL		\$60,000.00
PA-12-6 GOLDEN AGE MANOR	REPLACE HALLWAY AND FIRST FLOOR CARPET	1460	\$40,000.00
	INSTALL HVAC BLOWER CABINET	1460	\$20,000.00
	SUBTOTAL		\$60,000.00
PA-12-7 ROBERT P. SMITH TOWER	REPLACE WINDOWS	1460	\$45,000.00
	UPGRADE ELEVATOR EQUIPMENT	1460	\$55,000.00
	SUBTOTAL		\$100,000.00
PA-12-8 SCATTERED SITES	MINOR REHABILITATION	1460	\$5,000.00
	SUBTOTAL		\$5,000.00
PA-12-9 MARSHALL W. LEE TOWER	REPLACE WINDOWS	1460	\$80,000.00
	INSTALL HANDRAILS	1460	\$10,000.00
	REPLACE INTERIOR LIGHTING	1460	\$10,000.00
	SUBTOTAL		\$100,000.00
PA-12-11 SIDNEY POLLOCK HOUSE	UPGRADE ELEVATOR EQUIPMENT	1460	\$50,000.00
	REPLACE KITCHEN COUNTERTOPS	1460	\$25,000.00
	SUBTOTAL		\$75,000.00

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Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA WIDE	NON-DWELLING EQUIPMENT: COMPUTER & STAFF OFFICE EQUIPMENT: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC. PERSONAL COMPUTERS PRINTERS	 1475 1475	 \$25,000.00 \$4,500.00 \$29,500.00 \$1,038,277.00
	SUBTOTAL		
	GRAND TOTAL		

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Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA-12-2 SITE IMPROVEMENT	03/31/03	09/30/04
REPLACE FENCING	03/31/03	09/30/04
REPLACE SIDEWALKS	03/31/03	09/30/04
REPLACE & INSTALL HOT WATER HEATERS	03/31/03	09/30/04
STUCCO MAINTENANCE SHOP	03/31/03	09/30/04
PA-12-3 UPGRADE LAUNDRY FACILITIES	03/31/03	09/30/04
REPLACE SIDEWALKS	03/31/03	09/30/04

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Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA-12-4 MASONRY TRASH STORAGE AREAS	03/31/03	09/30/04
RESURFACE AND PAINT BASKETBALL COURT	03/31/03	09/30/04
UNDERGROUND HOT & DOMESTIC WATER LINES	03/31/03	09/30/04
INSTALL MARVEL FITTINGS ON KITCHENS & BATH LINES	03/31/03	09/30/04
MODERNIZE BATHROOM VANITIES	03/31/03	09/30/04
PA-12-5 REPLACE SIDEWALKS	03/31/03	09/30/04
REPLACE VINYL TILE FLOORS	03/31/03	09/30/04
REPLACE INTERIOR DOORS	03/31/03	09/30/04
PA-12-6 REPLACE HALLWAY & FIRST FL CARPET	03/31/03	09/30/04
INSTALL HVAC BLOWER CABINET	03/31/03	09/30/04

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Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA-12-7 REPLACE WINDOWS	03/31/03	09/30/04
UPGRADE ELEVATOR EQUIPMENT	03/31/03	09/30/04
PA-12-8 MINOR REHAB	03/31/03	09/30/04
PA-12-9 REPLACE WINDOWS	03/31/03	09/30/04
INSTALL HANDRAILS	03/31/03	09/30/04
REPLACE INTERIOR LIGHTING	03/31/03	09/30/04
PA-12-11 UPGRADE ELEVATOR EQUIPMENT	03/31/03	09/30/04
REPLACE KITCHEN COUNTERTOPS	03/31/03	09/30/04

Required Attachment B : Resident Advisory Board

Janice Johnson
Yvonne Reyes
Laresten Walton
Sherry Rivers
Sharon Hendrix
Marcia Fields
Sharlene Brown
Carroll Woodridge
Loryn Robinson
Arlene Weiser
Rhea Collopy
Thomas Augustine
Cathryn Newton
Anthony Almond, Sr.
Charles Wagner
John Purcell, Jr.
John Evanoff
Jim Roy
Esther Bradley
Dolores Scarpello
Eleanor Fuller
Jacquelyne Cellucci
Betty Shanely
Frances Carter
Loretta Chaback
Mary Sheha
Nora Haller
Pauline Martello

Required Attachment C : Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Charles Wagner

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): July 27, 2000 through July 27, 2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 - the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 - Other (explain):

B. Date of next term expiration of a governing board member: July 27, 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Montgomery County Commissioners

Michael D. Marino, Esq., Chairman

James R. Mathews

Ruth S. Damsker

Required Attachment D : Section 8 Homeownership Capacity Statement

The Montgomery County Housing Authority (MCHA) has been administering First Time Homeownership Programs for approximately five (5) years under HUD's 5(h) Homeownership Program. Over this period of time we have sold approximately 42 homes to low to moderate income families.

All of the families that purchased homes under the MCHA Homeownership Programs have been successful in their First Time Homeownership endeavors, there have been no foreclosures on any of the units sold and minimal, if any, problems expressed by the homeowners to the MCHA.

In administration of our 5(h) Homeownership Programs, over the past years, the MCHA staff has gained capacity in the following areas:

- Counseling First Time Home buyers; and
- Understanding underwriting requirements; and
- Helping families secure mortgages; and
- Understanding procedures banks and other mortgage providers follow when working with families interested in securing mortgages; and
- Understanding affordability requirements and affordability ratios used by lenders.

The MCHA has been an active member of Montgomery County's "Partners For Homeownership" group and has been involved with the planning for and participation in First Time Home Buyer Fairs sponsored by this group.

Our staff, administering our Homeownership Programs, has extensive experience working with First Time Homebuyers and has taken many classes in working with first time homebuyers. We have one full time staff member dedicated to administering our Homeownership Programs.

To further demonstrate the capacity of the MCHA in administration of First Time Home Buyers Programs for low-income families it must be noted that the MCHA was one of 12 Public Housing Agencies authorized by HUD to administer a Section 8 Demonstration Homeownership Program in accordance with the Proposed Rule for this Program.

Required Attachment: E : AGENCY PLAN PROGRESS REPORT

The Montgomery County Housing Authority (MCHA) has accomplished many of its goals the past year and will continue to work to ensure safe, decent and affordable housing in Montgomery County. The MCHA has received high performer ratings in both the Public Housing and Section 8 Programs. It has attempted to reduce vacancies in public housing by achieving a 17 day average turnaround. We are proud to report that we applied for 432 incremental vouchers and received 370, which has expanded our supply. The MCHA provides quality housing which is evident by receiving 9.4 points out of a possible 10 for our resident survey results. In addition, it operates a very successful modernization program with the aid of capital funds. We have received top scores in this area but the real sign of success is hearing all the “thank you’s” from happy residents.

The MCHA strives to increase housing choices. Currently we are waiting for the new Fair Market Rents to be published which will help to increase voucher payments standards for our approved exception rent areas. The MCHA is very involved in the Voucher Homeownership Program. We have started to brief families, meet with banks and have sent mass mailings to Section 8 participants. The 5(h) Homeownership Program continues to offer affordable homes to residents who otherwise could never afford it.

In order to provide an improved living environment for our residents, the MCHA has implemented several public housing security improvements. FY 2000 Public Housing Drug Elimination Program funds have been approved and work items will include additional police patrol, as well as physical improvements that will help deter crime. This along with strong applicant screening and tougher eviction policies will ensure housing opportunities are offered to deserving families. In the past year the MCHA has denied eligibility to 58 public housing applicants per the requirements of our background screening policies and unfortunately have evicted three families for drug related lease violations. As a result of the Quality Housing Work Responsibility Act, the Section 8 program has started enforcing stronger screening policies also.

The MCHA promotes self-sufficiency and asset development of assisted households. Our very successful Family Self-Sufficiency Program families are completing their contract goals and drawing down their accrued escrow. MCHA staff works very close with our welfare to work and Family Self-Sufficiency Program families. The MCHA’s goal was to have at least 50% of assisted families employed by the end of five years. We are well over that goal in just one year. Currently 58% of our public housing families and 61% of our Section 8 families are employed.

The MCHA continues to maintain mutual respect and dignity with all residents of Montgomery County, assures financial responsibility and integrity by all participants and residents and achieves excellence through innovative program development and effective program management. The MCHA’s mission and goals are for the benefit of all residents of Montgomery County.

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-002	BRIGHT HOPE ESTATES	8	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE PORCH PADS		\$15,000.00	2002
CLEAN EXTERIOR BUILDINGS		\$15,000.00	2002
CLEAN HEATING DUCTS		\$12,000.00	2002
TRIM TREES		\$10,000.00	2002
SHINGLE ROOFS		\$50,000.00	2003
REPLACE KITCHEN & LAVATORY FAUCETS		\$4,154.00	2003
AUGER SEWER LINES		\$6,000.00	2003
REPLACE GAS LINES		\$80,000.00	2004
REPLACE CHIMNEYS		\$55,078.00	2004
REPLACE DETERIORATED SIDEWALKS & CURBING		\$25,000.00	2004
REPLACE HOT AIR FURNACES		\$90,000.00	2005
REPLACE STORM DOORS		\$80,000.00	2005
REPOINT CHIMNEYS		\$10,000.00	2005
REPLACE GAS RANGES		\$30,000.00	2005
REPLACE REFRIGERATORS		\$35,000.00	2005
Total estimated cost over next 5 years		\$517,232.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-003	BRIGHT HOPE MANOR	9	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
RESEED LAWNS		\$10,000.00	2002
TRIM TREES		\$10,000.00	2002
CLEAN HEATING DUCTS		\$8,000.00	2002
REPLACE CONCRETE PAD EXTERIOR OF COMMUNITY BUILDING		\$8,000.00	2002
REPLACE FENCE AND GATES		\$6,000.00	2002
REPLACE HOT WATER HEATERS		\$55,000.00	2003
REPOINT STONE WALLS N&R BUILDINGS		\$20,000.00	2003
REPLACE STEPS		\$6,000.00	2003
AUGER SEWER LINES		6,000.00	2003
REPLACE CURB & SIDEWALK (RYAN ST.)		\$25,000.00	2003
REPLACE CURB & SIDEWALK (WALNUT ST.)		\$25,000.00	2003
INSTALL FENCE & CONCRETE PAD		\$9,000.00	2004
REPLACE CARPETING IN OFFICES		\$6,500.00	2004
RESURFACE & PAINT BASKETBALL COURT		\$4,500.00	2004
REPLACE PVC DOWNSPOUT		\$35,000.00	2004
REPLACE TRASH BINS		\$3,200.00	2005
REPLACE STONE WALLS AT 2 BUILDINGS		\$10,000.00	2005
SEAL COAT MACADAM TRASH AREAS		\$6,000.00	2005
REPLACE STORM DOORS		\$30,000.00	2005
REPLACE REFRIGERATORS		\$13,500.00	2005
REPLACE RANGES		\$11,000.00	2005
Total estimated cost over next 5 years		\$307,700.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-004	NORTH HILLS MANOR	2	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE BOILER ROOM DOORS		\$14,000.00	2002
REPLACE GUTTERS & DOWNSPOUTS		\$10,000.00	2002
INSTALL GAS FIRED BOILERS		\$25,000.00	2002
INSTALL HOT WATER HEATERS		\$27,000.00	2002
SITE IMPROVEMENTS		\$5,000.00	2002
REPLACE HEATING & DOMESTIC HOT WATER LINES		\$85,000.00	2003
LANDSCAPING		\$15,000.00	2003
REPLACE REFRIGERATORS		\$18,000.00	2004
INSTALL THREE (3) BOILER ROOMS		\$30,000.00	2004
WATERPROOF & FINISH BASEMENT		\$5,000.00	2004
INSTALL GAS SHUTOFF VALVES		\$15,000.00	2004
REPLACE CLOTHES POLES		\$14,000.00	2004
REMOVE EXHAUST FAN GRILLS FROM EXTERIOR, COVER OPENINGS		\$6,500.00	2005
TOP COAT, SEAL, AND RE-LINE PARKING AREAS		\$6,500.00	2005
INSTALL FRONT AND REAR FROST PROOF FAUCETS		\$20,000.00	2005
INSTALL FLAGPOLE		\$2,500.00	2005
REPLACE POLES, BACKBOARDS, ETC., ON BASKETBALL COURT		\$8,000.00	2005
REMOVE CHIMNEY AT ADMINISTRATION BUILDING		\$12,000.00	2005
Total estimated cost over next 5 years		\$318,500.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-005	CREST MANOR	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
INSTALLATION OF SOLID VINYL SIDING		\$94,000.00	2002
INSTALL BEDROOM CLOSET DOORS		\$31,000.00	2002
REPLACE VINYL TILE FLOORS		\$55,000.00	2002
INTERIOR LIGHTING		\$20,000.00	2002
REPLACE INTERIOR DOORS		\$10,000.00	2002
TOP COAT DRIVEWAYS		\$35,000.00	2003
REPLACE CURBS & SIDEWALKS		\$20,000.00	2003
STUCCO ADMINISTRATION BUILDING		\$30,000.00	2003
CLEAN DUCTS		\$15,000.00	2003
REPLACE ELECTRICAL BREAKER PANELS		\$18,000.00	2004
INSTALL LEAF GUARDS ON RAIN GUTTERS		\$6,000.00	2004
INSTALL DRIVEWAY ON SIDE & REAR OF MAINTENANCE BUILDING		\$8,000.00	2004
NEW ELECTRICAL SERVICE (PROSPECT AVE.)		\$15,000.00	2004
REMOVE EXISTING LIGHTING FROM POLES		\$2,000.00	2004
REPLACE SEWER LATERALS		\$30,000.00	2004
REPLACE CLOTHES POLES		\$11,000.00	2004
UPGRADE BATHROOMS		\$70,000.00	2005
INSTALL REAR FROST PROOF FAUCETS		\$10,000.00	2005
INSTALL BLACKTOP DRIVEWAY (MAINTENANCE SHOP)		\$6,475.00	2005
TOPSOIL, SEEDING, AND LANDSCAPING		\$23,000.00	2005
Total estimated cost over next 5 years		\$509,475.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-006	GOLDEN AGE MANOR	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE WINDOWS		\$144,600.00	2002
SPRING HINGES & LATCHES ON DOORS		\$5,400.00	2002
REPLACE FRONT ENTRANCE OVERHANG		\$25,000.00	2003
REPLACE LED LIGHTS & HALLWAY LIGHT FIXTURES		\$14,000.00	2003
EMERGENCY CALL SYSTEM		\$14,000.00	2003
REPLACE TUB & SHOWER DRAINS		\$28,000.00	2003
REPLACE SIDEWALKS & CONCRETE & RAILING AT THE BOILER ROOM RAMP		\$6,500.00	2004
REPLACE EXTERIOR LIGHTING		\$5,000.00	2004
WATERPROOF EXTERIOR OF BUILDING		\$20,000.00	2004
REPLACE DOWNSPOUTS		\$3,000.00	2004
INSTALL A/C IN COMMUNITY & POOL ROOMS		\$15,000.00	2004
INSTALL BOOSTER PUMP FOR DOMESTIC WATER SYSTEM		\$5,000.00	2004
REPLACE WAST STACKS & BATHROOM DRAIN LINES		\$100,000.00	2004
UPGRADE FIRE ALARM SYSTEM		\$12,900.00	2005
REPLACE MAIN ELECTRICAL PANELS ON FIRST FLOOR		8,600.00	2005
REPLACE GENERATOR AND UPGRADE SYSTEM		10,000.00	2005
REMOVE KITCHEN ROOF VENTS		28,000.00	2005
REPLACE KITCHEN LIGHTING		15,600.00	2005
REPLACE FLOOR TILE IN COMMUNITY, LAUNDRY AND POOL ROOMS		15,550.00	2005
REPLACE HANDRAIL (WALNUT STREET STAIRS)		\$1,400.00	2005
REPLACE DRAPES ON FIRST FLOOR		\$5,000.00	2005
Total estimated cost over next 5 years		\$482,550.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-007	ROBERT P. SMITH TOWER	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
UPGRADE BOILERS		\$42,800.00	2002
REPLACE HVAC SYSTEM		\$10,000.00	2002
SPRING HINGES & LATCHES ON DOORS		\$7,200.00	2002
UPGRADE BOILERS		\$42,800.00	2003
REPLACE LAVATORY FAUCETS		\$12,000.00	2003
REPLACE GROUND FLOOR WINDOWS TO OPERABLE & EXTERIOR DOORS		\$30,000.00	2003
REMOVE TRASH COMPACTOR		\$4,000.00	2003
REPLACE FLOOR TILE & COVE BASE MOLDING		\$55,000.00	2003
CERAMIC COAT ROOF		\$3,200.00	2003
REPLACE OFFICE CARPET		\$5,000.00	2003
REPLACE SHOWER DOORS & FAUCETS		\$35,000.00	2003
REMODEL BATHROOMS		\$45,000.00	2004
WATERPROOF EXTERIOR OF BUILDING		\$25,000.00	2004
REPLACE EXHAUST FANS ON ROOF		\$6,000.00	2004
REPLACE AIR CONDITIONER CABINETS		\$25,000.00	2005
REPLACE SIDE ENTRANCE DOORS		\$20,000.00	2005
WATERPROOF, CAULK AND GROUT, AND REPLACE OR REPAIR DETERIORATING CONCRETE WINDOW SILLS/LINTELS		\$25,000.00	2005
REPLACE DRAPES ON FIRST FLOOR		\$5,000.00	2005
Total estimated cost over next 5 years		\$398,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA-26-PO12-008	SCATTERED SITES	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
MINOR REHABILITATION			\$5,000.00	2002
MINOR REHABILITATION			\$5,000.00	2003
MINOR REHABILITATION			\$5,000.00	2004
MINOR REHABILITATION			\$5,000.00	2005
Total estimated cost over next 5 years			\$20,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-009	MARSHALL W. LEE TOWER	1	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE FIRST FLOOR TILE & COVE BASE		\$15,000.00	2002
REPLACE BOILERS		\$60,000.00	2002
REPLACE DOMESTIC HOT WATER HEATERS		\$36,000.00	2002
REPLACE HALLWAY CARPET & FIRST FLOOR OFFICES		\$15,000.00	2002
COMMUNITY ROOM KITCHEN CABINETS		\$5,000.00	2002
COMMUNITY ROOM CHAIRS		\$2,000.00	2002
EXHAUST VENTILATORS		\$20,000.00	2003
BACKFLOW PREVENTER & BOOSTER PUMP		\$8,000.00	2003
REPLACE DRAIN LINES & INSTALL MARVEL FITTINGS		\$20,000.00	2003
EMERGENCY CALL SYSTE		\$8,000.00	2003
LANDSCAPING		\$2,000.00	2003
WATERPROOF EXTERIOR OF BUILDING		\$25,000.00	2004
REPLACE RISER BALL VALVES		\$30,000.00	2004
RENOVATE COMPACTOR		\$4,000.00	2004
REMODEL BATHROOMS		\$45,000.00	2004
UPGRADE FIRE ALARM SYSTEM (SMOKE DETECTORS)		\$10,000.00	2005
INSTALL HANDRAILS IN BATHROOMS		\$5,000.00	2005
INSTALL MAGNETIC RELEASES ON COMMUNITY AND LAUNDRY ROOM DOORS		\$2,500.00	2005
SEAL AND LINE PARKING LOT		\$7,987.00	2005
REPLACE ELCTRICAL PANEL ON FIRST FLOOR		\$15,000.00	2005
REPLACE DRAPES ON FIRST FLOOR		\$5,000.00	2005
Total estimated cost over next 5 years		\$340,487.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-26-PO12-0011	SIDNEY POLLOCK HOUSE	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
RANGES AND RANGE HOODS		\$25,000.00	2002
UPGRADE BOILER ROOM		\$16,801.00	2002
REPLACE RANGE HOODS		\$7,500.00	2003
REPLACE SOLARIUM WALL PAPER		\$9,000.00	2003
DROP CEILINGS		\$25,000.00	2003
REPLACE RETAINING WALL		15,000.00	2003
REPLACE REFRIGERATORS IN HANDICAP UNITS		\$3,600.00	2003
CERAMIC COAT ROOF		\$4,000.00	2004
REMODEL BATHROOMS		\$62,000.00	2004
WATERPROOF EXTERIOR OF BUILDING		\$25,000.00	2004
REPLACE SIDEWALK AND CURBING		\$100,866.00	2005
INSTALL FENCING (OUTSIDE SITTING AREA)		\$4,000.00	2005
REPLACE COMMUNITY ROOM AND LOBBY FURNITURE		\$6,500.00	2005
Total estimated cost over next 5 years		\$304,267.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA WIDE	PHA WIDE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS: FUNDS TO RMC'S TO BE USED TOWARDS RESIDENT INITIATIVES, SUCH AS JOB TRAINING, COUNSELING & TECHNICAL SUPPORT RESIDENT PROGRAMS & SERVICES, WHICH INCLUDE DIRECT SOCIAL SERVICES & SUMMER YOUTH CAMP WHICH CONTAINS DRUG PREVENTION, ELIMINATION & JOB TRAINING COMPONENTS		\$6,050.00	2002
PUBLIC HOUSING COMPUTER SOFTWARE TRAINING & TECHNICAL SUPPORT		\$45,000.00	2002
APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME AND OTHER CRIMINAL ACTIVITIES, ETC.		\$10,000.00	2002
RENT COLLECTION SERVICES: TO OBTAIN MONIES OWED BY PAST RESIDENTS		\$5,000.00	2002
Total estimated cost over next 5 years		\$66,050.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA WIDE	PHA WIDE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS: FUNDS TO RMC'S TO BE USED TOWARDS RESIDENT INITIATIVES, SUCH AS JOB TRAINING, COUNSELING & TECHNICAL SUPPORT RESIDENT PROGRAMS & SERVICES, WHICH INCLUDE DIRECT SOCIAL SERVICES & SUMMER YOUTH CAMP WHICH CONTAINS DRUG PREVENTION, ELIMINATION & JOB TRAINING COMPONENTS		\$6,050.00	2003
PUBLIC HOUSING COMPUTER SOFTWARE TRAINING & TECHNICAL SUPPORT		\$45,000.00	2003
APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME AND OTHER CRIMINAL ACTIVITIES, ETC.		\$10,000.00	2003
RENT COLLECTION SERVICES: TO OBTAIN MONIES OWED BY PAST RESIDENTS		\$5,000.00	2003
Total estimated cost over next 5 years		\$66,050.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA WIDE	PHA WIDE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS: FUNDS TO RMC'S TO BE USED TOWARDS RESIDENT INITIATIVES, SUCH AS JOB TRAINING, COUNSELING & TECHNICAL SUPPORT RESIDENT PROGRAMS & SERVICES, WHICH INCLUDE DIRECT SOCIAL SERVICES & SUMMER YOUTH CAMP WHICH CONTAINS DRUG PREVENTION, ELIMINATION & JOB TRAINING COMPONENTS		\$6,050.00	2004
PUBLIC HOUSING COMPUTER SOFTWARE TRAINING & TECHNICAL SUPPORT		\$45,000.00	2004
APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME AND OTHER CRIMINAL ACTIVITIES, ETC.		\$10,000.00	2004
RENT COLLECTION SERVICES: TO OBTAIN MONIES OWED BY PAST RESIDENTS		\$5,000.00	2004
Total estimated cost over next 5 years		\$66,050.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA WIDE	PHA WIDE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS: FUNDS TO RMC'S TO BE USED TOWARDS RESIDENT INITIATIVES, SUCH AS JOB TRAINING, COUNSELING & TECHNICAL SUPPORT RESIDENT PROGRAMS & SERVICES, WHICH INCLUDE DIRECT SOCIAL SERVICES & SUMMER YOUTH CAMP WHICH CONTAINS DRUG PREVENTION, ELIMINATION & JOB TRAINING COMPONENTS			\$6,050.00	2005
PUBLIC HOUSING COMPUTER SOFTWARE TRAINING & TECHNICAL SUPPORT			\$45,000.00	2005
APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME AND OTHER CRIMINAL ACTIVITIES, ETC.			\$10,000.00	2005
RENT COLLECTION SERVICES: TO OBTAIN MONIES OWED BY PAST RESIDENTS			\$5,000.00	2005

Total estimated cost over next 5 years	\$66,050.00	
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Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$148,995

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X _____

C. FFY in which funding is requested FY2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Residents of the targeted areas have expressed concern of rising criminal activity since the police patrols that were funded with prior year grants have ended. In addition, recent RASS results have shown a concern with neighborhood safety. The MCHA has allocated Capital Fund Program dollars to address resident concerns such as stronger windows, doors, and locks, etc. The MCHA and residents believe additional police presence has been successful in the past and will continue in the future. This additional police coverage combined with our proposed physical improvements will become a part of a comprehensive plan to provide safe, decent and affordable public housing to low income residents of Montgomery County.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Bright Hope Estates PA-12-2	101	237
Bright Hope Manor PA-12-3	78	183
North Hills Manor PA-12-4	50	150
Crest Manor PA-12-5	40	124
Golden Age Manor PA-12-6	85	91
Marshall W. Lee Towers PA-12-9	80	91

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** X _____ **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$250,000	PA26P012DEP0195	\$ 0		N/A
FY 1996	\$250,000	PA26P012DEP0196	\$ 0		N/A
FY 1997					
FY 1998	\$186,900	PA26P012DEP0198	\$ 22,480		3/5/2001
FY 1999	\$142,961	PA26P012DEP0199	\$128,202		5/1/2001
FY 2000	\$148,995	PA26P-12DEP2000	\$148,995		7/1/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

As before, this PHDEP plan will provide for additional police services ranging from 9.5 to 32 hours per week above the current baseline services. These patrols are for the purpose of dealing with quality of life issues with a focus on zero tolerance and drug enforcement activities. Proposed physical improvements, such as better lighting, removing overgrown trees and shrubs and replacing fencing will eliminate hiding areas and divert traffic from areas of concern to improve the overall security of the communities. Investing in surveillance equipment to aid in areas of drug sales and vandalism, in cooperation with the local police, will also enhance security. The MCHA Law Enforcement Coordinator will continue to assist in the closer scrutiny and screening of applicants for the Public Housing Program, conducting special investigation of allegations of lease violations and drug activity of residents and acts as liaison with the local police departments. THE MCHA will monitor and evaluate the program by periodically reviewing police reports and UCR's. Conducting a resident survey and MCHA Advisory Board meetings will keep the MCHA updated with respect to resident concerns, level of safeness and ideas to keep their communities safe and drug free.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$65,000
9120 - Security Personnel	\$ 3,640
9130 - Employment of Investigators	
9140 – Voluntary Tenant Patrol	
9150 - Physical Improvements	\$50,355
9160 - Drug Prevention	\$10,000
9170 - Drug Intervention	\$10,000
9180 - Drug Treatment	
9190 - Other Program Costs	\$10,000
TOTAL PHDEP FUNDING	\$148,995

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$65,000		
Goal(s)	Increased arrest statistics due to more patrol. Reduce crime in targeted areas by 10%.						
Objectives	Provide additional police patrol coverage above current baseline services.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Pottstown Police: Average 32 hrs. per wk. Patrol above baseline for Bright Hope Community			7/1/2001	12/31/2001	\$25,000		UCR's, policy reports
2. Upper Dublin Police: Average 15 hrs. per wk. Patrol above baseline for North Hills Manor			7/1/2001	12/31/2001	\$20,000		UCR's, policy reports
3. Abington Police: Average 9.5 hrs. per wk. Patrol above baseline for Crest Manor			1/1/2001	12/31/2001	\$20,000		UCR's, policy reports

9120 – Security Personnel					Total PHDEP Funding: \$3,640		
Goal(s)	Reduce the entrance of unauthorized persons, increase safety and security of buildings, increase partnership between police and residents. Reduce number of work orders from vandalism.						
Objectives	Salaries for two tenants (one from each building) to perform periodical building checks, including checking if doors are locked, visual check of parking lot, contact police concerning suspicious activity, monitor and observe building entries for unauthorized persons, and greet visitors.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Golden Age Manor Resident Patrol			1/2001	12/31/2001	\$1,820		MCHA form
2. Marshall W. Lee Towers Resident Patrol			1/2001	12/31/2001	\$1,820		MCHA form
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$50,355		
Goal(s)	Reduce loitering, deter vandalism, eliminate potential hiding places, divert drug traffic and decrease number of work orders for vandalism by 5%.						
Objectives	Recommended improvements by residents, local police and MCHA staff.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Estates Installation of additional lighting and fencing			1/1/2001	12/31/2001	\$ 8,200		Work orders, maintenance and management reports
2. Bright Hope Manor Installation of additional lighting and fencing			1/1/2001	12/31/2001	\$17,204		Work orders, maintenance and management reports
3. North Hills Manor Installation of 5 additional 150-watt h.p.s. Wal-pak light fixtures throughout the development			1/1/2001	12/31/2001	\$ 2,397		Work orders, maintenance and management reports
4. North Hills Manor Landscaping and trimming of trees			1/1/2001	12/31/2001	\$ 7,400		Work orders, maintenance and management reports
5. Crest Manor Landscaping and trimming of trees			1/1/2001	12/31/2001	\$ 6,800		Work orders, maintenance and management reports
6. Golden Age Manor Replace 10 existing light fixtures on the exterior of the building with Hubbell h.p.s. fixtures			1/1/2001	12/31/2001	\$ 1,845		Work orders, maintenance and management reports
7. Golden Age Manor Install 10 new Hubbell h.p.s. wall fixtures on the exterior of the building to illuminate poorly lit areas			1/1/2001	12/31/2001	\$ 3,664		Work orders, maintenance and management reports
8. Marshall Lee Towers Install 8 new 150-watt Wal-pak light fixtures on the exterior of the building to illuminate poorly lit areas			1/1/2001	12/31/2001	\$ 2,845		Work orders, maintenance and management reports

9160 - Drug Prevention					Total PHDEP Funding: \$10,000		
Goal(s)	Provide funds to Resident Councils to be used to institute various programs that provide drug prevention and education, components that aid in creating a drug free environment, and build the character of the population.						
Objectives	5% decrease in work orders for vandalism, increase in grades for youth participating in after school homework/tutoring programs, decrease in loitering and fights.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Community - Summer Camps - Say-no-to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2001	12/31/2001	\$5,000		Surveys
2. North Hills Manor - Summer Camps - Say-no-to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2001	12/31/2001	\$2,500		Surveys
3. Crest Manor - Summer Camps - Say-no-to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2001	12/31/2001	\$2,500		Surveys

9170 - Drug Intervention					Total PHDEP Funding: \$10,000		
Goal(s)	Provide funds to Resident Councils to be used to institute various programs that target adult residents who have current drug/alcohol problems. Assist in getting residents off drugs and alcohol and to become productive.						
Objectives	Decrease in evictions for drug related activity, as well as non payment of rent, build resident self-esteem, increase in resident job placement.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Community - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2001	12/31/2001	\$5,000		Surveys
2. North Hills Manor - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2001	12/31/2001	\$2,500		Surveys
3. Crest Manor - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2001	12/31/2001	\$2,500		Surveys

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
Increase in number of evictions for drug related/violent criminal behavior, level of resident perceived safeness in targeted areas increases by 10%. Professional relationships with law enforcement agencies and Neighborhood Task Forces, efficient obligation and expenditure of eligible PHDEP funds.							
Program administration and coordination of law enforcement activities. Compliance Officer will act as coordinator of Law enforcement activities, including work as liaison with the agencies, monitor hours and duty assignments, performance preliminary investigations and report findings to the law enforcement agency, maintains investigative files and tracking sheets, responsible for the maintenance of UCR statistics and other qualitative and quantitative information, assists with follow-up surveys, liaison to Neighborhood Task Forces, if applicable, and attends seminars on other anti-drug/anti-violent crime initiatives on behalf of the MCHA Public Housing Program.							
1. Reallocation of Law Enforcement Coordinator's salary from Operating Fund to PHDEP for one year			1/1/2001	12/31/2001	\$10,000		PHAs Scores
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1,2,3	\$65,000	1,2,3	\$65,000
9120	1,2	\$ 3,640	1,2	\$ 3,640
9130				
9140				
9150	1,2,3,4,5,6,7,8	\$50,355	1,2,3,4,5,6,7,8	\$50,355
9160	1,2,3,	\$10,000	1,2,3	\$10,000
9170	1,2,3	\$10,000	1,2,3	\$10,000
9180				
9190	1	\$10,000	1	\$10,000
TOTAL		\$148,995		\$148,995

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”